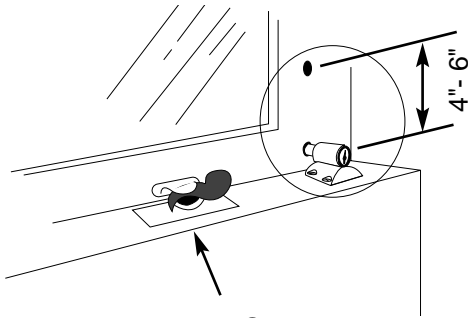


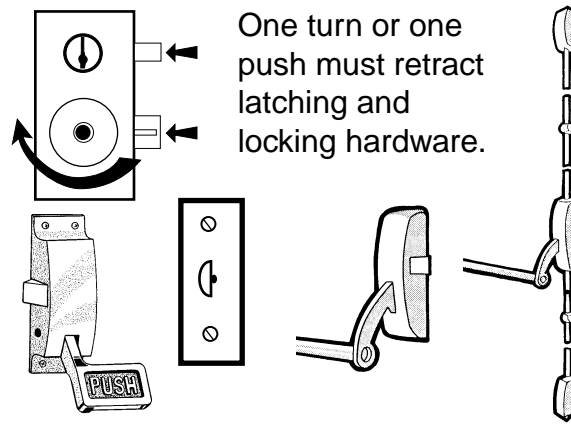
6. Sliding doors must be pinned where they overlap with at least a 3/16" diameter pin or have at least a 1" diameter bar between the sliding portion of the door and the frame which prevents the sliding portion from moving. A 1" broom handle laid in the track is a popular and inexpensive item to use here.



Window latch is NOT enough.
You must have other protection.

7. Occupants should be able to latch windows closed and to also allow airing without the risk of intruders quietly sliding the window further open. Wood double hung windows must have a latch or lock which prevents the window from being opened from the outside and a device which will allow the window to be fixed in an open position of not less than 4" nor more than 6". The device should be moveable to allow the window to be opened from the inside. Latches on storm windows or screens do not meet the requirements. Window pins or nails through the sash will work. Also surface-mounted sliding tabs may be used if aesthetics are an issue.

Security screens or bars which may only be removed from inside the building satisfy the requirements.



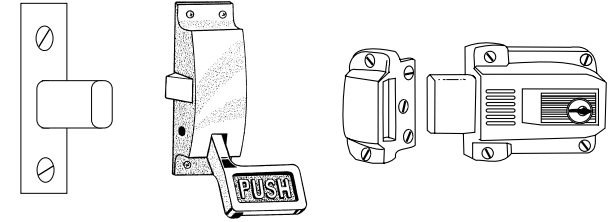
Special Requirements for Common Exit Doors & Multi-Units

In the event of a fire at an apartment or multi-unit residence, many people must exit through common doors. These doors may not be keyed from the inside and must be able to be opened with a single motion. Unlike the deadbolts required on all the doors of individual units, the common exiting doors, unless exempt as stated earlier, should have a single knob or handle that retracts the deadbolt and opens the door in a single motion, or a lock with a dead latch, or be protected by a tamper resistant plate. Push bar doors, paddle bars, top and bottom retracting push bars set in steel frames may meet this requirement.

Maintenance for Owners/Tenants

1. Owners are responsible for maintaining permanently attached devices such as locks, latches and deadbolts and strikes.
2. Tenants are responsible for maintaining devices such as window pins or bars in tracks on sliding doors which are not permanently attached.
3. Tenants must notify owners in writing if a security device is defective and the owner shall make the necessary repairs within 10 days.
4. If an owner fails to make repairs after being ordered to do so by the Dept. of Neighborhood Services (DNS), the City can make the repairs and charge the owner.

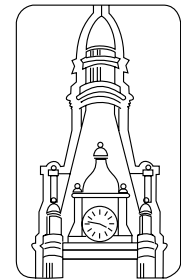
Security...



ANSWERS FOR BUILDING OWNERS, LANDLORDS AND TENANTS

An ordinance designed to delay and deter criminal activity while preserving a person's ability to make a safe emergency escape.

**City
of
Milwaukee
Department
of
Neighborhood
Services**



841 N. Broadway
Milwaukee, WI 53202
286-2268



WHO NEEDS DEADBOLTS?

A secure building provides protection from intruders. That is an immediate benefit for tenants, and tenant stability is a long-term benefit for landlords. At the same time, there must be requirements for a speedy exit in the event of an emergency. That is why the City of Milwaukee has set door and window security requirements for rental residential buildings.

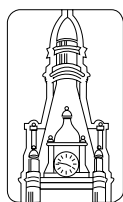
WHAT NEEDS TO BE SECURE

Criminals seek a convenient way to enter and exit buildings. Prime targets are sliding or swinging exterior doors and wood double-hung windows. When these openings are accessible by stairs or permanently affixed ladders or when they are within 10 feet of the ground they must be protected by security devices. These are required on main doors, not storms and screens. Doors between dwelling units and doors into a public corridor are also covered by the ordinance.

Police records indicate many break-ins occur by burglars climbing up to second floor porches. For better security, a prudent person will secure these doors or windows as well, even though they are not within 10 feet of the ground.

Different requirements apply to different buildings depending on when the building was built. Buildings built after June 24, 1989 meet a higher security level than those listed in this brochure. You can obtain a copy of these requirements from the Development Center at 286-8211. This brochure focuses on new elements of the law that affect buildings built before June 24, 1989. These requirements became effective in September 1991.

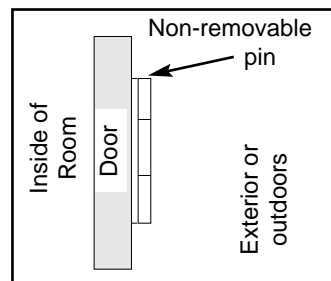
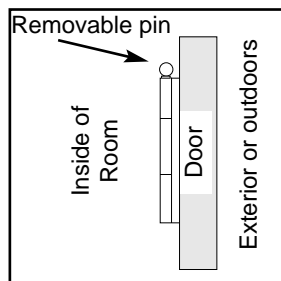
First contact your landlord if you have a lock problem.
If there is no response, then contact the
Dept. of Neighborhood Services
at 286-2268.



EXCLUSIONS

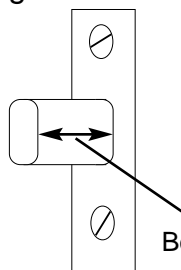
Owner occupied single family residences and owner occupied units in other residential buildings built before June 24, 1989, are excluded from these security requirements. Storm and screen doors which are not the primary door are excluded. Also excluded are exterior entrance doors which are monitored on a 24-hour basis by a security guard or are controlled from the dwelling unit and are connected by voice or signal communication, and entrance doors to hallways less than 25 ft. long which do not connect with any other unsecured hallways or basements. Entrances monitored by television may be exempted if the lock is protected from being jimmied, or has an electronically controlled latch.

Specific Requirements For Buildings constructed before June 24, 1989

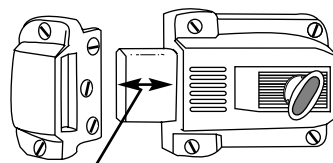


1. Hinge pins on the exterior of the door must be non-removable or only removable with special tools.
2. Doors to individual units must have a deadbolt mounted within or upon the door with at least a 1/2 inch bolt or a surface mounted vertical bolt. At least one door must have a deadbolt which can be opened with a key from the outside of the door.

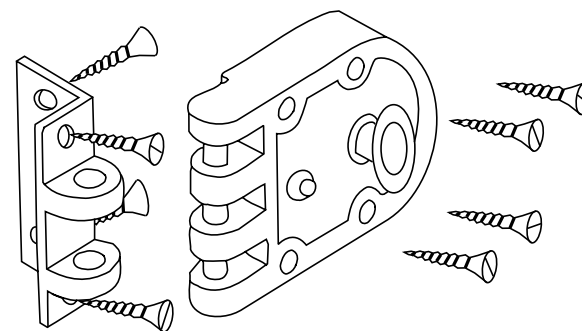
Regular Bolt



Surface Mounted Bolt



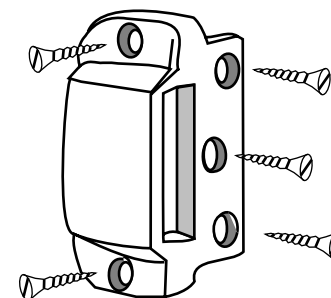
Bolt must extend at least 1/2 inch.



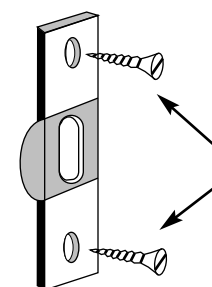
Surface Mount Vertical Deadbolt

3. Strikes for surface mounted locks must be attached to TWO sides of the frame and must be installed with screws through the face of the jamb.

Screws
through two
sides of jamb



4. Strikes for deadbolts inside of doors must be fastened with at least two screws.
5. All door frames must be wood or metal.



Two screws
must go through
strike plate and
into the jamb..

(Continued on back side)

DANGER: It is not advisable to have locks keyed on the inside. In the event of a fire, searching for a key may prevent a quick escape.